

TED STEVENS ANCHORAGE INTERNATIONAL AIRPORT
STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES
AIRPORT LEASING & PROPERTY MANAGEMENT
PO Box 196960, Anchorage AK 99519-6960
Phone: 907-266-2420 Fax: 907-266-2458

ADA NUMBER 32310

LAND LEASE APPLICATION

<p>1. <u>Name to Appear on Lease/Permit (Must match name on Alaska Business License):</u> 1016587 Name: <u>Alaska CargoPort, LLC</u></p> <p>2. <u>Lease/Permit Contact Name (Person with Signature Authority):</u> Manager Name: <u>Raymond J. Brimble</u> Address: <u>3501 Manor Road</u> <u>Austin, TX, 78723</u></p> <p>Phone: <u>(512) 539-2205</u> FAX: <u>(512) 539-2211</u> e-mail: <u>ray.brimble@lynxs.com</u></p>	<p>4. <u>Billing Contact Information:</u> Name: <u>Penny Lambright</u> Address: <u>3501 Manor Road</u> <u>Austin, TX 78723</u></p> <p>Phone: <u>(512) 539-2213</u> FAX: <u>(512) 539-2211</u> e-mail: <u>penny.lambright@lynxs.com</u></p> <p>5. <u>Name of Local Contact Person</u> Name: <u>Gretchen Rickard</u> Address: <u>6200 Boeing Avenue, Suite 200</u> <u>Anchorage, AK 99502</u></p> <p>Phone: <u>(907) 748-6866</u> FAX: <u>(907) 243-0391</u> e-mail: <u>gretchen.rickard@lynxs.com</u></p>
<p>3. <u>Description of Property and Term Requested:</u> Lot(s) <u>10</u> Block(s) <u>27</u> Other* _____ Term Requested: <u>55 Years</u> Starting Date: <u>November 1, 2019</u></p> <p>*Attach location map.</p>	<p>6. If Applicant is a business, indicate which type below and provide documentation as required in the instructions.</p> <p><input type="checkbox"/> Individual <input type="checkbox"/> Partnership <input type="checkbox"/> Corporation <input checked="" type="checkbox"/> Limited Liability Company (LLC) <input type="checkbox"/> Government <input type="checkbox"/> Other</p> <p><i>Please submit a copy of your Alaska Business License</i></p>
<p>7. List all activities or business functions proposed (attach additional pages as needed):</p> <p>Aeronautical use- develop, construct, operate and maintain an expansion of our current air cargo facility including a taxiway expansion to accomodate three additional hardstand parking positions for Design Group VI aircraft, each position will tie in to the existing in-ground fuel hydrant system on adjacent fully developed parcel.</p> <p>Flight operations, warehousing and sort, the build-up and break-down of freight, air cargo transfer, aircraft parking and maintenance, ground handling and support maintenance, associated equipment storage and maintenance, aircraft de-icing, and office support.</p> <p>Do you plan to store/dispense or handle fuel?: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, indicate type of fuel <u>Aviation-hydrant system</u> Do you plan to sell fuel (commercial use only)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Do you plan to install fuel tanks on premises? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, tank size/type _____</p> <p>For right-of-way application, attach a drawing that shows the proposed route and describe the right-of-way type below:</p>	

<input checked="" type="checkbox"/> A road or taxiway: Driving surface width: <u>expand current taxiway</u>	Surface type: <input type="checkbox"/> Gravel <input checked="" type="checkbox"/> Asphalt Paved
<input type="checkbox"/> Other type right-of-way (describe): _____	

8. Is this application being filed under AS.02.15.090(c), which provides for a current lessee to apply for a new lease, or for an extended term of an existing lease, for the same land without competition? Yes No

Are you requesting: a Term extension; OR a New lease (check one)

If yes, please provide the following: Lease Number: ADA-_____ Expiration Date: _____

Justification: _____

9. Is this intended to be a competing application in response to a current Public Notice?: Yes No

If yes, provide the following: Lease/Permit No.: ADA-32306 Property Description: Block 27, Lot 10

10. Do you plan to construct or place improvements on the premises?: Yes No (If Yes, please complete the following items)

Estimated total value of proposed improvements when completed: \$ 110+ mm

How do you propose to finance the improvements? Debt Capital- see Walker & Dunlop letter dated 9.27.19

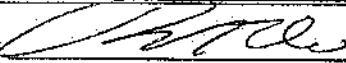
Anticipated start date: May, 2020 Anticipated completion date: October, 2022

Describe proposed improvements and type(s) of construction: Three aircraft hardstand parking positions for 747-800 aircraft (concrete/asphalt) to include in-ground hydrant fueling, extension of current taxi-way for hardstand access (asphalt), Operations building approx 190,000 square feet (steel frame), GSE building approx 32,000 square feet (steel frame), GSE staging area paved (asphalt), paved employee parking area (asphalt), reserved area for expansion of operations

Attach illustrations showing all dimensions (refer to Improvement Illustrations Required on Page 3 of Application Instructions).

11. Type and number of aircraft which will be operated from the terminal in conjunction with use of the area:

	Under 6,500#	6,500-12,500#	12,500-25,000#	25,000-200,000#	200,000# & over
Fixed Wing Aircraft:					<u>Three 747-800</u>
Rotary Wing Aircraft:					

12. Signature: 

Print Name: Raymond J. Brimble

Company Name: Alaska CargoPort, LLC

Title: Manager

Date: 9/30/19

13. BEFORE SUBMITTING YOUR APPLICATION, HAVE YOU:

- Enclosed the \$100.00 nonrefundable application fee?
- Completed and signed the application?
- Attached required drawings and documents?
- Provided the proposed method of financing improvements?
- Provided Alaska Business License or other requested business documentation?

UNSIGNED OR INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED

LAND LEASE APPLICATION QUESTIONNAIRE

Please complete the following questions and return with application to Airport Leasing.

1. If incorporated, list incorporation status and officers: Not applicable

2. List name, address, telephone, and fax of the individual(s) authorized to negotiate and execute a lease agreement with the Airport on behalf of the corporation:

Raymond J. Brimble, Manager, 3501 Manor Raod, Austin, TX, 78723

Phone: (512) 539-2205 Fax: (512) 539-2211

3. Explanation of the need to be on the Airport and use of the requested premises including:

- A. Statement addressing the business need specific to an Airport location.. What percentage of your business is directly related to the airport (i.e. air cargo, aircraft ground support).

100% of our business is on-airport (air cargo facility and aircraft parking) and adjacent to the proposed site. Current ground lease parcels include ADA-30816 & ADA-31043.

- B. Have locations off the Airport been considered? If yes, briefly explain why they are unsuitable.

Locations off the Airport are not suitable for aircraft parking and operations.

- C. Are any off-Airport operations anticipated? If so, please explain.

None.

- D. Are the proposed uses related to any current Airport operations? If so, please explain.

Proposed uses are an expansion of a current customer, United Parcel Service, Inc.

- E. List business factors/advantages of an Airport location, including foreign trade zone and tax advantages, If applicable.

Our customer base and development specialty is for aeronautical use on airport.

F. Brief description of proposed operations stating relationship to specific requested authorized uses.

Proposed operation of an air cargo facility including aircraft parking positions align with the requested aeronautical use, specifically flight operations, warehousing and sort, freight build-up/break-down, aircraft parking and maintenance, and equipment storage and maintenance.

G. Will there be product assembly or repair? If yes, briefly describe:

No.

H. If warehouse activities are proposed, list the percentage of warehouse activity requiring movement of goods within the following periods:

12 hours 100% 48 hours _____ 7 days _____ longer than 7 days _____

4. If proposed development of improvements are phased, describe phasing in terms of function and operations, cost, and time.

Any phasing plan will be determined during final design/engineering.